

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. (954) 828-5123  
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**Project Name:** Park Place  
Site Plan Review  
728 – 750 N.E. 7<sup>th</sup> Avenue

**Case #:** 84-R-02

**Date:** 8/13/02

#### **Comments :**

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The architect is directed to route roof runoff into on site drainage system or into waterway so as to result in no additional adverse impact to adjacent property. This site has significant area of impervious coverage and storm water could be a problem for adjacent properties if attention is not applied to this issue.
3. The proposed sidewalk shall be constructed on the owner's side of the property line in accordance with the Engineering Department's standard detail for 40 ft. rights of way (Detail P1.1).
4. Provide additional sidewalk along the north property line (in N.E. 8 Street) for the limits of this property.
5. The engineer must provide one additional section view of access to this site along with that provided on A-2 with the revised sidewalk location. This section is needed to confirm swaling of the access as required by City's standards.
6. Engineer's selection of any access location or relocation shall consider whether relocation of lighting or power poles are necessary and appropriately coordinate with the Department well in advance or revise access so no conflict occurs if at all possible.

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7. Please provide a lighting design for review in accordance with Section 47-20.14 of ULDR.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Holiday Park Estates, Inc./  
Park Place.

**Case #:** 84-R-02

**Date:** 8-13-02

**Comments:**

- 1) Flow test required
- 2) Fire sprinkler system required at permit.
- 3) Civil plan required showing location of fire main, hydrant, DDC, and FDC.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Holiday Park Estates, Inc./Park Place

**Case #:** 84-R-02

**Date:** August 13, 2002

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Holiday Park Estates, Inc./Park Place

**Case #:** 84-R-02

**Date:** 8/13/02

**Comments:**

1. In the RMM-25 zoning district 35% of the gross lot square footage to be in landscape. The Site Calculations on SP-1 show a landscape percentage of 34.1%.
2. Add rain sensor requirement to irrigation note.
3. Indicate any utilities that would affect proposed planting on the Landscape Plan. (A separate utilities plan may be required.)
4. Provide a list of the existing trees and palms on site, and their disposition (to remain, be relocated, or be removed.) Any trees that would be candidates for relocation should be relocated. For those removed, provide the calculations for their equivalent replacement.
5. Trees require a minimum 8' wide planting area (including Lagerstroemia). The planting area along the street is only 5' wide.
6. Provide standard calculation list (available upon request) to verify that Code requirements are met

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**Division:** Planning

**Member:** Kevin Erwin  
828-6534

**Project Name:** Park Place

**Case #:** 84-R-02

**Date:** August 13, 2002

**Comments:** Site Plan Level II, 12 unit townhouse development.

1. This is a new use and must meet all current code requirements.
2. Provide a lot plan for each owner and calculate the square footage for each lot.
3. Show the property line and associated setbacks on the elevation drawings. Show the line indicating half the height of the building on the elevation drawings.
4. Discuss pool location with the Zoning Rep.
5. The columns of the fence encroach into the required 30" setback for the fence.
6. Provide a turnaround space for each of the dead end parking areas.
7. Discuss sidewalk location with the Engineering Rep. A minimum 3' sidewalk from the principle entrance to the public sidewalk is required.
8. Provide a narrative indicating how this project meets all of the requirements of Sec 47-19.33.
9. Discus drive aisle width with Engineering Rep.
10. Provide VUA landscape calculations.
11. Provide a copy of the most current recorded plat and amendments, for the proposed site.
12. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
13. Additional comments may be forthcoming at the DRC meeting.

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**Division:** Police

**Member:** Det. C. Cleary- Robitaille  
828-6419

**Project Name:** Holiday Park Estates, inc./Park place

**Case #:** 84-R-02

**Date:** 08/13/02

**Comments:**

The front doors appear to be full glass and set back approximately 20 feet from the face of the buildings.

I would recommend that solid wood replaces the glass doors and that the pedestrian gates that are set back in the alcove be moved to the face of the buildings.

The six foot shadowbox fencing surrounding the property gives tenants as well as potential burglars a high degree of privacy. Wrought iron fencing would be preferred due to security concerns.

I recommend that all units be equipped with an alarm system that includes perimeter control as well as a glass-breaking sensor system. Rear sliding glass doors should be treated with impact resistant materials.

Please submit comments in writing prior to DRC sign-off.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Holiday park Estates, Inc./  
Park Place

**Case #:** 84-R-02

**Date:** August 13, 2002

**Comments:**

1. Dead-end parking is prohibited pursuant to Section 47-20.5.C.3.
2. Provide a minimum of five (5) foot gate where three (3) foot gates are provided in pedestrian easement.
3. Pool shall be setback a minimum of four (4) feet from the property line to the back of the pool coping or five (5) feet to the wetface if no coping pursuant to Section 47-19.2.BB.
4. Fence setback shall be measured at the columns.
5. Light fixtures may be located on top of wall not to exceed eighteen (18) inches above the maximum heights of the wall and not to exceed twenty (20) percent of the total linear length of the wall pursuant to Section 47-19.5.c.2.
6. Indicate location of fountain on site plan. Fountain shall comply with the setback requirements for the building if not an accessory to a pool pursuant to Section 47-19.2.BB.
7. Provide a data table indicating a minimum of two thousand (2,000) sq ft per dwelling unit pursuant to Section 47-18.33.B.1.
8. Provide a building height from grade as defined in Section 47-2.
9. Any portion of the building exceeding twenty two (22) feet at the side yard shall be setback an additional one (1) foot for each foot in height above twenty two (22) feet pursuant to Section 47-18.33.B.5.d.
10. Additional comments may be forth coming at the DRC meeting.